

**Minutes  
Williamson County  
Board of Zoning Appeals  
October 26, 2006**

**Members Present**

Dave Ausbrooks, Chairman  
Don Crohan  
Steve Wherley  
Sue Workman  
Attorney

**Staff Present**

Lee Sanders  
Linda Hodges  
Brenda Midgett  
Bobby Cook, County

The Williamson County Board of Zoning Appeals met in regular session on October 26, 2006, in the Auditorium of the Williamson County Administrative Complex. Chairman Dave Ausbrooks opened the meeting with a public statement that he read stating that the Board of Zoning Appeals is made up of five citizens nominated as Board members by the County Mayor. One member is a Planning Commissioner, one member may be a County Commissioner and the remaining members are not otherwise connected with County Government. He went on to say the Board will hear from anyone who has anything to say to the Board relevant to the request at hand. However, the Board will not view or hear anything that does not have direct bearing on the item being heard. He requested that all comments be addressed to the Board.

Chairman Ausbrooks then asked the members to consider the minutes. Sue Workman made the motion to approve the minutes of the August 24, 2006, meeting as printed, and Don Crohan seconded the motion. The motion was unanimously approved.

**ITEM 1**

**\_\_\_\_\_A request by Robert Taylor for a front setback variance to allow a barn on a vacant lot located at 5756 Moore Road, Lot 1 of the Henry Moore Minor Subdivision. The property is zoned Estate and is located in the 2<sup>nd</sup> district.**

Linda Hodges read the staff report, and reviewed the background (see agenda report). The overhead projector was utilized to view the tax map and site plan. Lee Sanders indicated to the Board the proposed location of the barn. Mr. Sanders stated this is a request to build a barn to be used as an accessory structure and at present there is no residence on the property. He stated the proposed site for the barn is only 78' from the front property line of this 10 acre lot. Mr. Sanders stated that the front setback for the barn was determined to be 200' because lots greater than five acres may have accessory structures in the rear yard or the front yard 200' from the front lot line. Without a

residence on the lot to determine side or rear yard, default setback is 200' front, and 50' side.

Mr. and Mrs. Robert Taylor represented the item. Mr. Taylor stated they do not want to cut down the old timber or disturb the land in order to build the barn. He stated Mr. Jerome Oss is building a barn

**Board of Zoning Appeals Minutes                      October 26, 2006**  
**Page 2**

similar to the one they want to build. It is just down the road and it fits into the landscape well. Mr. Taylor stated when the barn was weathered, it would blend in with the woods. He stated his property is located on a ridge line. Mr. Taylor stated the only level property is where the garden, barn and septic lines are being placed. Mr. Taylor stated the barn would have the old time tin and rustic look in order to match the house.

Sue Workman asked the applicants when they were planning to build the barn.

Mrs. Taylor stated as soon as they could. Mr. Taylor stated he wanted to leave the trees and natural landscape. He does not want the site to be an eyesore and has already placed landscaping on the site.

Sue Workman asked staff if the barn could be placed anywhere else.

Lee Sanders stated yes it could be placed further back with minimal grading. He went on to say that the lot became steep at the 200 foot setback. Mr. Sanders stated the owners purchased this as a platted lot that shows the minimum front setbacks are 100' (for the residence). While the 200' setback may create a hardship, if the house is permitted, the barn could be permitted in the sideyard and could therefore be closer to the front, but behind the 100' minimum.

Don Crohan stated he felt that since there are no other structures on the site, he cannot see granting a variance to the applicant.

Chairman Ausbrooks stated to the applicant and the Board members the criteria for granting a variance. He questioned the possibility of placing the barn at another location on the 10 acre parcel because he had not seen evidence otherwise.

Mr. Taylor stated that he plans to do a lot of the work himself, and this is the reason why he needs a barn in order to lock up machinery. Mr. Taylor stated he could not place the barn back 200' due to steep topography and large trees, but he may be able to locate it behind the 100' setback line with the house.

Don Crohan stated there was no time frame mentioned in order to finish any structures. He stated that rock could be brought onto the property in order to place the

barn farther back on the lot. Mr. Crohan stated that he agreed with Chairman Ausbrooks that the applicant may want to withdraw the request and see if there is another location to build the barn. He stated the problem with the request is that there is no house on the property.

The applicant stated they understood the importance of this request and asked the Board to withdraw their request at this time.

The Chairman recognized the applicant's request to withdraw without prejudice.

**ITEM 2**

**\_\_\_\_\_ A request by Sam & Leslie Lynch for a variance of floodplain regulations to allow a barn on a vacant lot located at 3370 Southall Road. The property is zoned Estate and is located in the 2<sup>nd</sup> district.**

Lee Sanders stated to the Board that legal counsel for the applicants had requested a deferral until the next Board of Zoning Appeals meeting set for November 16, 2006. The applicants are in the process of having the property surveyed to show the floodplain areas of the site.

**Other Business**

**\_\_\_\_\_ The Board members were updated by staff regarding criteria changes they had requested for requirements for Events of Public Interest, (Section 4620G).**

1. When to require a uniformed Sheriff Deputy as part of the security force.
  - a.) When alcohol is a component of the permit.
  - b.) Traffic concerns.
  - c.) At Sheriff Department request.
2. Requiring written notice to Emergency communications of dates and times of events.
  - a.) Notice by e-mail to Emergency-911 by staff.
3. Section 4620G.1 - clear up confusion about what the term "within 90 days" means.
  - a.) Zoning ordinance amendment on Planning Commission November 9, 2006 agenda, will remove "within 90 days".

There being no further business to come before the Board, meeting was adjourned.

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Secretary's Signature

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Date